Plan Commission Initiated by Planning / Zoning
Drafted by

April 19, 2011 Date

# RESOLUTION R-42-11 A RESOLUTION APPROVING AMENDMENT 7 TO ORCHARD POINTE COMPREHENSIVE DEVELOPMENT PLAN

WHEREAS, Deborah Hatfield of JSD, agent for EZ Nesbitt LLC, has submitted a request to the City to amend the approved Comprehensive Development Plan (CDP) for Orchard Pointe, by a document entitled "Orchard Pointe Comprehensive Development Plan Amendment Seven," and

WHEREAS, the Plan Commission has reviewed and recommended approval, with conditions, of amendment seven to the Comprehensive Development Plan,

NOW, THEREFORE, BE IT HEREBY RESOLVED that the City Council of the City of Fitchburg herewith approves the amendments to the Comprehensive Development Plan for Orchard Pointe subject to the following conditions:

1. No other permit or approval is waived or deemed satisfied except for the approval herein provided.

Adopted by the City Council of the City of Fitchburg this 26<sup>th</sup> day of April, 2011.

Approved: 5-3-2011

Shawn Pfaff, Mayor

## **Orchard Pointe**

# Comprehensive Development Plan

### **Amendment Seven**

#### PREPARED FOR

EZ Nesbitt LLC c/o Tim Neitzel Air Temperature Services Inc. 5301 Voges Road Madison, WI 53718

#### PREPARED BY



• Engineers • Surveyors • Planners

161 Horizon Drive, Suite 101 Verona, WI

> Project 08-3328 (T14) March 22, 2011



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  Orchard Pointe Amendment 7 Comparison Table B.
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#### Introduction/ Chronology

The Orchard Pointe Comprehensive Development Plan (CDP) was adopted by the City of Fitchburg in April 2006 after extensive public review and discussion. The CDP established the framework for the commercial development of approximately 120 acres located in the southwest quadrant of the McKee Road x Verona Road intersection.

The Plan addressed various development issues and established parameters for land use, zoning, public improvements, architectural character, traffic circulation, storm water management and open space preservation.

During the course of discussion on the CDP, the City and the property owners acknowledged that the sequence of development in this area would require revision and amendment in order to incorporate final building designs, property assembly, land uses, rezoning and land divisions that had not been completed or contemplated at the time of the initial CDP was approved.

This amendment is the seventh amendment of the CDP and focuses on Lots 3, 4, and 6the Orchard Pointe Plat. This portion of Orchard Pointe comprises the frontage lots between Fitchrona Road and Hardrock Road.

#### Orchard Pointe Chronology

2002 through 2005	General planning.
April 2006	Orchard Pointe Comprehensive Development Plan (CDP) approved.
July 2006	Rezoning of Orchard Pointe approved (Ord.# 2006-O-17) and (Ord.# 2006-O-18)
September 2006	Super Target Store site plan and land division approved.
January 2007	Orchard Pointe CDP Amendment One – Relating to lands east of Fitchrona Road, the re-alignment of Hardrock Road (Orchard Pointe II Preliminary Plat), and the Rezoning of McKee Road frontage easterly from Fitchrona Road approved (Ord.# 2007-O-05) Relating to Lots 1, 2, 3, 4 and 7 Orchard Pointe II Preliminary Plat.
January 2008	<b>Orchard Pointe CDP Amendment Two</b> – Relating to uses and open space for Phase One of <i>The Shops at Orchard Pointe</i> .
July 2008	Orchard Pointe CDP Amendment Three – Relating to uses and open space for Phase Two of <i>The Shops at Orchard Pointe</i> .

September 2008 **Orchard Pointe CDP Amendment Four** – Relating to the gross floor area permitted on Lot 1 of CSM 11969

December 2008 Orchard Pointe CDP Amendment Five – Relating to uses and development of *The Shops at Orchard Pointe 2* (Lot 3) and an amendment of the land uses allowed on Lot 8.

October 2009 Orchard Pointe CDP Amendment Six – Relating to uses and development of Lots 3, 4, 6 and 8.

Orchard Pointe CDP Amendment Seven – Relating to zoning,

conditional uses for Lot 6 and site plan revision for frontage Lots 3, 4 and 6.

#### **Background**

March 2011

The initial Orchard Pointe CDP planned for the potential development of the Mckee Road frontage as three separate sites that would stair-step down the slope from Fitchrona Road to Hardrock Road. At that time the anticipated uses included a restaurant at the Fitchrona Road corner (lot 3), a bank or credit union (lot 4), and office and retail uses at the Hardrock Road corner (lot 6). In December 2008, the City approved Amendment Five which, among other things, revised lot 3 permitted uses from Restaurant to Specialty Retail and Office.

As a result of the site planning discussion relating to Amendment Five, the owner began to explore development options for Lots 4 and 6 which could efficiently incorporate and accommodate the significant 53 foot change in elevation that exists between Lot 3 and Hardrock Road. These options included engineered landscape retaining walls, structural foundation walls (incorporating the grade change into building design), and constructing a decked parking structure. After a thorough evaluation, the owner determined that incorporating the grade differential into the structural foundation of a building was the most cost efficient and provided a potentially economically viable and marketable commercial site.

Amendment Six approved the development site plan for Lots 4 and 6 which included a two level building on Lot 6. The lower level of this building would house a grocery store and would be accessed from Hardrock Road (from the east). The upper level of this building was to be specialty retail uses facing west towards the shared parking lot located on Lots 3 and 4 and accessed from the private frontage street.

#### **Description**

Amendment Seven proposes the following change to the zoning and uses of the McKee Road frontage between Fitchrona Road and Hardrock Road

#### Lot 6

- Rezone Lot 6 to B-H (Business Highway) from B-G (Business General) and grant two Conditional Use Permits: 1) to allow the existing 17,000 GFA Discount Grocery occupying the lower level of the two story building on Lot 6 and 2) to permit the construction of a 10,900 GFA Tire Store with minor auto repair services to occupy the upper level of the building. (Note: The conditional use permit for the existing grocery store is a consequence of the rezoning of the lot to the B-H district).
- Amend the site plan for the Specialty Retail use located on Lot 3 to permit a covered "drive thru" drop-off lane requested by the prospective tenant.

This amendment to the Orchard Pointe CDP is required to accommodate the proposed changes in land uses and zoning designations. The other aspects of the development along the McKee Road Frontage are consistent with the Orchard Pointe CDP, as amended, inclusive of the architectural guidelines, which continue to be applicable to this location.

Development parameters relating to zoning, building size, parking, open space, and traffic generation are summarized in Table 1 "Development Parameters". See Attachment B.

#### Sequence of Needed Approvals

- 1. CDP Amendment.
- 2. Rezoning
- 3. Conditional Use Permit for proposed use/tenants as needed.
- 4. Conditional Use Permit review of site plan and Architectural Review of individual development sites.

#### Effect of the Proposed CDP Amendment Seven

Attachment C is a table comparing the proposed Amendment Seven with the development parameters of the currently approved CDP.

<u>Parking.</u> For purposes of this analysis the "upper" commercial area includes the business space and uses proposed on Lots 3 and 4, plus the retail spaces in the upper level of the building on Lot 6. This "upper" area includes 27,000 SF of retail space and 2,880 SF of restaurant. City ordinance requires a **minimum** of 108 parking stalls for this "upper" area. A **maximum** of 147 surface stalls is permitted by the formula in the approved CDP (Note: the CDP parking maximum was established in order to limit the total impervious area and expansive parking lots that often accompanied commercial development).

The proposed site plan shows 123 vehicle stalls and 22 bicycle stalls supporting the uses in this "upper" lot portion of the development area of Lots 3 and 4(6). The proposed drop-off drive on Lot 3 eliminates vehicle 4 stalls that were shown on the previously approved site plan.

Traffic Generation and Circulation. The approval of the initial Orchard Pointe CDP included a provision that the projected traffic impacts of future land uses would need to be generally consistent with, but could not exceed, the vehicle trip generation projections which were included in the Traffic Impact Analysis report and supplemental information prepared by Strand and Associates, and RLK Engineering. These projections and the anticipated vehicle trips for the various uses and building sizes in Orchard Pointe have been included in Table 1 in order to monitor the potential impacts of this development.

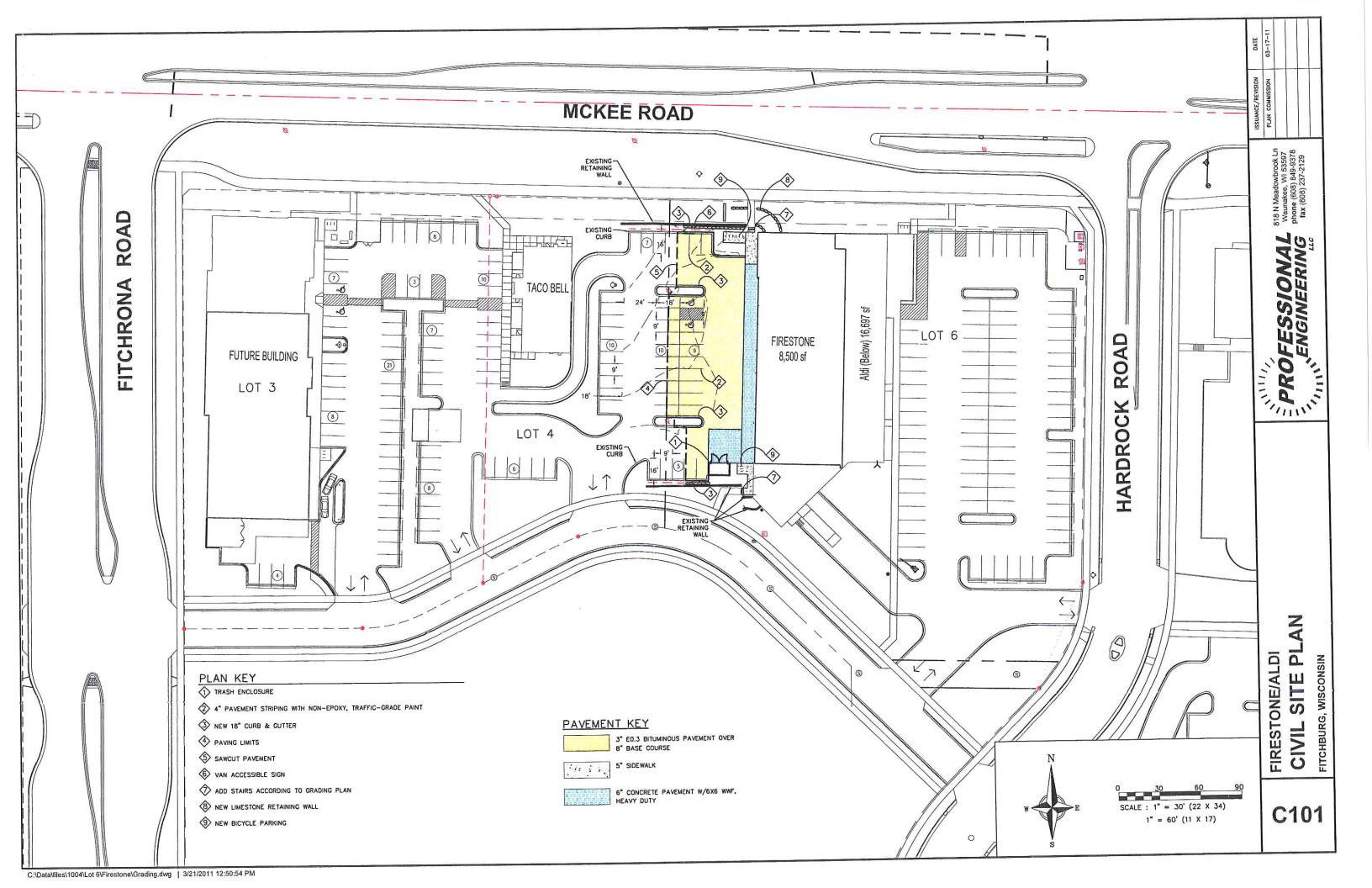
The proposed changes in building size and land use do not exceed the projected traffic generation limitations established in the initial CDP.

Open Space Preservation. Orchard Pointe is required by the approved CDP to have at least 35% of the total area to be open space. This goal is achieved by the requirement that each lot, at a minimum, maintain at least 20% of its area as pervious open space, with additional open space provided in the permanently preserved non-developable outlots located throughout the development. It was anticipated in the Orchard Pointe CDP that as site plans are finalized, some lots may either be required to add additional area or to secure an "interest" in the permanently preserved open space in the designated outlots within the Plat in order to achieve the required 35% open space.

As drawn, the site plan proposed for this Amendment Seven indicates that there is no decrease in the amount of open space on lots 3, 4 and 6 from what was previously approved. This development area has 24.3% of the site as open space.

Storm Water Management. This amendment does not propose any changes relating to the approved stormwater management design for Orchard Pointe. All of the lands in this portion of the project drain to the stormwater detention and infiltration basin located on Nesbitt Road. Consequently, these lots only need to satisfy City parking lot oil and grease treatment requirements.

### Attachment A



### Attachment B

#### Orchard Pointe Development Parameters

#### Comparison of Approved Comprehensive Development Plan and Proposed Amendment Seven

		Current Approved Cl	OP (including Amen	ndments 1 thru 6)						The proposed to	nendments are highlig	hted		Proposed Amn	endment S	EVEN					
Final Amendmer Plat History CSM (Initial CDF Lot unless note	Site (acres)	TE Use Code Approved and Built Note 1) Approved Site Plan Subject to CUP & for Site Plan Approval	Range Open- G space F on-site /	Area (GFA)	aces Projection To	raffic Rate Weekday R r 1000 GFA, Traffic GF nes or Units (ADT)	Rate/1000 Trips FA , Lanes (raw trips or Units	s) Projection Strand (Note 2) Projection		Prešim Plat Lot	Building Are Site (acr	05)	ITE Use Oode Note 1) Commercial	FAR Req'd Open-space On-site	Gross Floor Floor GFA)	Parking Rate/1000 GFA	Spaces Unit I	Avg Daily A Traffic Rate V	Veekday Rate/	Peak PM Peak P 1000 Trips Lanes (raw trips) F	Trip versus
CSM 11969-1 Arrend 5 OP-1 OP-2 CSM 11969-3	20.32 1.50 B-G 1.51 B-G 1.8.2 2.11 B-GICUP 15.20 B-HICUP	Commercial  912 Bank w/4 drive-thru lanes 932 High-turn restaurant 814 Specially Retail Center (small shops & restaura 813 Large Scale Discount Store w/ Grocery	ant uses	5,500 4 4.5 5,600 15.0 18,000 4.5 174,550 4.5	975 25 Lanes 84 1000 GFA 81 1000 GFA 786 1000 GFA	11,744 411.17 1,645 127.15 712 44.32 798 49.21 8,590	51.08 20 10.92 6	00 1042 (3 04 51 49 76	Chang Propos	CSM 11969-1 OP-1 OP-2 CSM 11969-3	182	1.50 B-G 1.51 B-G 2.11 B-G/CUP 5.20 B-H/CUP	Cakulated FAR based on site i 912 Credit Union wil 4 drive-thru lanes 932 High-tun resilurani 614 Specialty Retail Center (small shops & rest. 613 Large Scale Discount Store w/ Grocery	olans 0.23	5,500 4 5,600 18,000 174,550	4.5 15.0 4.5 4.5	25 Lanes 84 1000 GFA 81 1000 GFA 786 1000 GFA	411.17 127.15 44.32 49.21	1,645 712 798 8,590	51.08 204 10.92 61 2.71 49 3.87 676	594 (1)
Neitzel OP-3 Amend 4,6 Amend 4,6,(re OP-4 Amend 4,6	10.53 1.66 B-G einstated by PC 3.18.2010 0.75 B-G	Commercial  914 Specialty Retail Center (small shops; 710 Second Floor General Office (Future Expansion) 914 Fast Food with Drive-thru		17,000 subtotal-> 17,000 3.3 12,500 3.3 3,000 1 15.0	142 56 1000 GFA 41 1000 GFA 45 1000 GFA	5,992 2,379 44.32 753 11.01 138 496.12 1,488	2.71 1.49 34.64	55 594 (1) 59 46 19 04	29)	Neitzel OP-3 OP-4		0.53 1.66 B-G 0.75 B-G	Calculated FAR based on site   814 Specially Relail Center (small shops) Second Floor General Office (Future Expansio 934 Fast Food with Drive Thru		17,000 12,500 3,000 1	subtotal-> 3.3 3.3 15.0	142 56 1000 GFA 41 1000 GFA 45 1000 GFA	44.32 11.01 496.12		2.71 46 1.49 19 34.64 104	594 (1
Peterson OP-5	TBD 8.12 B-H TBD B-H TBD B-H TBD B-H TBD	870 Med Format Retail Store (Note 3) 870 Med Format Retail Store (Note 3) 870 Med Format Retail Store (Note 3) 814 Specially Retail (zmail shops) 710 Second Floor General Office (Note 4)		20,000 4.0 20,000 4.0 25,000 4.0 13,500 4.0 7,000 3.3	80 1000 GFA 80 1000 GFA 100 1000 GFA 54 1000 GFA 23 1000 GFA	45.04 901 45.04 901 45.04 1,126 45.04 608 11.01 77	3.83 3.83 3.83 2.71 1.49	96 37 37 10		Peterson OP-5	TBD TBD TBD TBD TBD	8.12 B-H B-H B-H B-H	870 Med.Formal Retail Store (Note 3) 870 Med.Formal Retail Store (Note 3) 870 Med.Formal Retail Store (Note 3) 814 Specially Retail (amail shops) 710 Second Floor General Office (Note 4)		20,000 20,000 25,000 13,500 7,000	4.0 4.0 4.0 4.0 3.3	80 1000 GFA 80 1000 GFA 100 1000 GFA 54 1000 GFA 23 1000 GFA	45.04 45.04 45.04 45.04 11.01	3613 901 901 1,126 608 77	3.83 77 3.83 77 3.83 96 2.71 37 1.49 10	
OP-12	11.95 TBD 11.95 B-H B-H	Commercial 862 Home Improvement Store 814 Specialty Retail Center (small shops)		88,000 80,000 4.5 8,000 3.3	386 360 1000 GFA 26 1000 GFA	2,739 29.80 2,384 44.32 355	2.45 1: 2.71	18 228 ( 96 22	(0)	Wingra OP-12		1.95 1.95 B-H B-H	Commercial 862 Home Improvement Store 814 Specialty Retail Center (small shops)	0.25 - 0.28 205	88,000 80,000 8,000	4.5 3.3	366 360 1000 GFA 26 1000 GFA	29.80 44.32	2,739 2,384 355	218 2.45 196 2.71 22	228 (
Wingra OP-10	3.78 TBD 3.78 B-G B-G B-G B-G	Mixed Use Commercial-Office-Residentia 814 Specially Retail Center (small shops) 710 General Office 931 Quality Restaurant 220 26 Upper Story Dwelling Units		27,400 6,200 3.3 16,000 3.3 5,200 15.0 26 ==	151 20 1000 GFA 53 1000 GFA 78 1000 GFA Units	1,093 44.32 275 11.01 176 89.95 468 6.72 175	2.71 1.49 7.49 0.62	96 227 (1 17 24 39 16	31)	Wingra OP-10		3.78 3.78 B-G B-G B-G B-G	Mixed Use Commercial-Office-Residentia 814 Specially Retail Center (small shops) 710 General Office 931 Quality Resilaurant 220 26 Upper Story Dwelling Units	0.25 - 0.30 209	6 27,400 6,200 16,000 5,200 26	3.3 3.3 15.0 ==	151 20 1000 GFA 53 1000 GFA 78 1000 GFA Units	44.32 11.01 89.95 6.72	1,093 275 176 468 175	2.71 17 1.49 24 7.49 39 0.62 16	227 (1
0 Note: This pacel (500) was elimi 0 Wingra OP-13	inated to accommodate Fitchrona Road r 2.13 1 2.13 B-H	e-alignment  Commercial  851 Commentence Market (No Fuel)	0.05 - 0.06 20%	3,600 3,800 3.3	13 13 1000 GFA	2,804 737.99 2,804	52.41 1:	99 385 (1 99	86)	Wingra OP-13		2.13 2.13 B-H	Commercial 851 Convenience Markel (No Fuel)	0.05 - 0.06 209	6 3,800 3,800	3.3	13 13 1000 GFA	737.99	2,804 2,804	199 52.41 199	385 (1
Wingra OP-11	3.74 TBD 3.74 B-H B-H B-H	Mixed Use Commercial-Warehousing 814 Specially Retail Center (small shops) 710 General Office 150 Warehousing		30,000 6,000 3.3 10,000 3.3 14,000 0.5	20 1000 GFA 33 1000 GFA 7 1000 GFA	44.32 266 11.01 110 4.96 69	2.71 1.49 0.47	38 75 ( 16 15 7	37)	Wingra OP-11	TBD	3.74 3.74 B-H B-H B-H	Mixed Use Commercial-Warehousing 814 Specially Retail Center (small shops) 710 General Office 150 Warehousing	0.25 - 0.45 209	6,000 10,000 14,000	3.3 3.3 0.5	50 20 1000 GFA 33 1000 GFA 7 1000 GFA	44.32 11.01 4.96	445 266 110 69	2.71 16 1.49 15 0.47 7	75
Neizel OP-7	13.52 1 2.80 B-G 1 B-G 1 B-G	Commercial  934 Coffee Shop w drive-thru  932 High-turn Restaurant 614 Specially Retail Center (small shops)	0.25 - 0.28 35%	1,750 10.0 6,500 15.0 7,425 3.3	18 1000 GFA 98 1000 GFA 25 1000 GFA 68 1000 GFA	7,559  496.12 868 127.15 826 44.32 329 127.15 572	34.64 10.92 2.71 10.92	08 742 ( 61 71 20	34) Chang Propos	ges Neitzel sed OP-7		2.80 B-G B-G B-G B-G	Commercial  Calculated FAR based on site  934 Coffee Shop w/ drive-thru  932 High-turn Restaurant  814 Specialty Retail Center (small shops)  932 High-turn Restaurant/Specialty Retai	0.25 - 0.28 35% plans 0.22	1,750 6,500 7,425 4,500	10.0 15.0 3.3 15.0	18 1000 GFA 98 1000 GFA 25 1000 GFA 68 1000 GFA	496.12 127.15 44.32 127.15	868	718 34.64 61 10.92 71 2.71 20 10.92 49	742
OP-8 Amend 3, 4 Amend 4 Amend 3	2 B-G 2 B-G 2 8-32 B-H/CUP B-H 2 B-H	932 High-turn Restaurant 814 Specialty Retail Center (small shops) 854 Specialty Retail Center (small shops) 814 492 Health/Fitness Glub - 2 story		4,500 15.0 7,200 3.3 31,000 4.0 45,000 4.0	24 1000 GFA 124 1000 GFA 0 1000 GFA 180 1000 GFA	44.32 319 45.04 1,396 0.00 0 32.93 1,482	2.71 3.83 1 4.06 1	19 0 83		OP-8	2 2	B-G 8.32 B-H/CUP B-H	814 Specialty Retail Center (small shops; 870 Specialty Retail (small Shops) 492 Health/Fitness Club - 2 story		7,200 31,000 45,000	3.3 4.0 4.0	24 1000 GFA 124 1000 GFA 180 1000 GFA	44.32 45.04 32.93	319 1,396 1,482	2.71 20 3.83 119 4.06 183	
OP-6 Amend 6	2.40 B-G B-G	814 Discount Grocery 710 Specially Retail		17,000 5.5 13,000 3.3	94 1000 GFA 43 1000 GFA	96.82 1,646 11.01 120	8.90 1 2.71	51 35		OP-6		2.40 B-H/CUP B-H/CUP	854 Discount Grocery 848 Tire Store with 10 service bays		17,000 10,900 10	5.5 3.3	94 1000 GFA 36 1000 GFA	96.82 24.87	1,646 271	8.90 151 4.15 45	
Sara Investment Nesbitt Hts 8,9	5.20 5.20 B-H B-H B-H	Mixed Use Commercial-Warehousing 814 Specially Relail Center (small shops) 710 General Office 150 Warehousing	0.25 - 0.28 35%	51,000 6,000 15,000 3.3 30,000 0.5	84 20 1000 GFA 50 1000 GFA 15 1000 GFA	431 44.32 266 11.01 165	2.71 1.49 0.47	53 45 16 22 14	8	Sara Investmen Nesbitt Hts 8,11		5.20 5.2 B-H B-H B-H	Mixed Use Commercial-Warehousing 814 Specialty Retail Center (small shops) 710 General Office 150 Warehousing	0.25 - 0.28 359	51,000 6,000 15,000 30,000	3.3 3.3 0.5	84 20 1000 GFA 50 1000 GFA 15 1000 GFA	44.32 11.01	431 266 165	2.71 16 1.49 22 0.47 14	45
Nesbitt Place CSM 10317-1	5,30 5.30 B-H B-H B-H	Commercial 814 Specialty Retail Center (small shops) 710 General Office 932 High-turn Restaurant Expansion Area	0.20 - 0.25 35%	40,000 30,000 5,000 3,3 5,000 15.0	191 99 1000 GFA 17 1000 GFA 75 1000 GFA	2,020 44.32 1,330 11.01 55 127.15 636	2.71 1.49 10.92	43 41 1 81 7 55	02	Nesbitt Place   CSM 10317-1		5.30 5.30 B-H B-H B-H	Commercial 814 Specialty Retail Center (small shops; 710 General Office 932 High-turn Restaurant Expansion Area	0.20 - 0.25 359	5,000 5,000	3.3 3.3 15.0	191 99 1000 GFA 17 1000 GFA 75 1000 GFA	44.32 11.01 127.15	2,020 1,330 55 636	2.71 81 1.49 7 10.92 55	41
Peterson OP-14	4.11 TBD 4.11 B-G B-G B-G	Mixed Use Commercial-Office-Residentia 814 Speciatly Retail (small shops) 710 General Office 220 14 Dwelling Units (2.5 acres)	0.20 - 0.25 35%	24,000 3.3 14 ==	79 79 1000 GFA 0 1000 GFA Unit	1,158 44.32 1,064 11.01 0 6.72 94	2.71 1.49 0.62	74 N/I 65 0 9	74	Peterson OP-14		4.11 4.11 B-G B-G B-G	Mixed Use Commercial-Office-Residentia 814 Specially Retail (small shops) 710 General Office 220 14 Dwelling Units (2.5 acres)		24,000 14	3.3	79 79 1000 GFA 0 1000 GFA Unit	44.32 11.01 6.72	1,158 1,064 0 94	2.71 65 1.49 0 0.62 9	NA
Wingra OP-9	2.59 2.59 B-G	Commercial 814 Specially Retail (small shops)	0.20 - 0.25 35%	9,000 9,000 3.3	30 30 1000 GFA	399 44.32 399	2.71	24 N/I 24	24	Wingra OP-9		2.59 2.59 B-G	Commercial 814 Specially Retail (small shops)	0.20 - 0.25 20	9,000 9,000	3.3	30 30 1000 GFA	44.32	399 399	2.71 24 2.71 24	N/I
Wingra Wingra Neitzel	Open Space Parcels 7,73 OP OL 3 3.20 P-R OP OL 4 4.28 P-R OP OL 7 0.25	Environmental Corridor Private Open Space Private Open Space Private Open Space								Wingra Wingra Neitzel	OP OL 4	7.73 3.20 4.28 0.25	Environmental Cortidor Private Open Space Private Open Space Private Open Space								
	2.82 OP OL 1 1.52 P-R OP OL 2 1.17 P-R OP OL 6 0.13 P-R	Environmental Corridor Public Parkland Public Parkland Public Parkland									OP OL 2	2.82 1.52 P-R 1.17 0.13	Environmental Corridor Public Parkland Public Parkland Public Parkland Public Parkland Environmental Corridor								
	OP OL 5 3.82 P-R Public Street Rights of Way	Environmental Corridor Stormwaler Management	1								Public Street Righ	3.82 P-R	Stormwater Management								
	12.19 0.28 8.64 0.48 1.13 1.66	Total McKee Road Fitchrona Road Nesbilt Road Limestone Lane Hardrock Road								ä		12.19 0.28 8.64 0.48 1.13 1.66	Total McKee Road Fitchrona Road Nesbit Road Limestone Lane Hardrock Road								
Summary CDP	Acres			Total Projected Gross Floor Area		Total Projected Average Daily Traffic (Raw Trips)	Total Project PM Peak T (Raw Tr	rips Strand	Net	Summary CDF	A	cres			Total Projected Gross Floor Are 726,125 SF	i a		Average D	Projected Paily Traffic Raw Trips) 36,536	Total Projected PM Peak Trips (Raw Trips)	2006 Strand Projection Diff 3,379
Commercial Area Street Rights of Way	97.54 12.19 Total 109.73		3	728,225 SF		(Raw Trips) 36,385	3,	ips) Projection Differ 007 3,379 (	372)	Commercial Ar Street Rights o	Way	97.54 12.19 09.73			726,125 SF				36,536	3,017	3,379
(3)In Ammendment One,*Appar traffic for Medium	, Institute of Traffic Engineers A and March 6, 2006 correspondence Projected trips from the former pa rel Store' classification has been used to a Format Retail Store when use is unknow	m.	Use Mix Large Format Retail Med. Format Retail Specialty Retail & Dining Stand-alone Restaurant Discount Super Market Health cliek	# GFA 2 254,550 3 65,000 220,875 2 10,800 17,000 45,000	35.0% 8.9% 30.3% 1.5% 2.3% 6.2%				_		announ (			Use i Large Format Reta Med. Format Reta Specialty Retail & Stand-alone Reste Discount Superma Health Club	# il Dining urant	GFA 2 254,550 4 65,000 218,775 2 10,800 1 17,000 1 45,000	35.1% 9.0% 30.1% 1.5% 2.3% 6.2%				
	ad 7,000 SF of Second Floor Office Space fitional spaces for anticipated restaurant t		Health club General Office Banks/Credit Union Warehousing Dwelling Units	45,000 8 65,500 1 5,500 44,000 40 Gross Floor Area	9.0% 0.8% 6.0%									General Office Banks/Credit Unio Warehousing Dwelling Units	n _4	5 65,500 1 5,500 1 44,000 0 Gross Floor Area	9.0% 0.8% 6.1%			*	

### Attachment C

#### Revised: 21 March 2011, 11 April 2011 (per staff comments)

## Comparison of Approved CDP and Proposed Amendment 7 Orchard Pointe Frontage Lots -- Fitchrona Road to Hardrock Road

Development Parameter	Approved C	DP		Froposed CDP Ar	nandmant					
Land Use	(as of Decembler			Flobosed ODI All	<u>lienument</u>		Notes and Description			
Lot 3	Specially Retail	17,000	SF GFA	No Change	17,000	SF GFA	Building may be slightly smaller GFA, 17,000 allows for design			
	Fulure Upper Level Office	12,500	)	No Change	12,500	SF GFA	flexibility			
Lot 4	Fast Food with drive-thru	3,000	SF GFA	No Change	3.000	SF GFA				
Lot 6 Lower	Discount Grocery	17,000	SF GFA	No Change	17,000					
Upper	Specialty Retail		SF GFA	Tire Store	10,900		Change of use. This would be upper level of building with entry(jes) toward the parking lot on Lot 4.			
Open Space	20% minimum on each lot			No change is proposed						
	35% overall (possible arrangement to co	ount portion o	of Outlots)							
Parking		City Reg'd	CDP							
		MIN.	MAX.		City Req'd MIN.	CDP MAX.	Note: Required City Parking Minimums for Retail Use is based on floor are: devoted to retail sales. For this calculation however, 100% of Gross Floor Area is presumed to be devoted to retail sales unless specified in building plans			
Lot 3	Specialty Retail	57	56	Specialty Retail	57	56	Req'd Restaurant Parking is 6 stalls per 1000 GFA minimum			
1 1	Future Second Floor Office Expansion	42	41	Future Second Floor Office Expansion	42	41	*** Evaluation of the future office and			
Lot4	Fast Food with drive-thru	19	45	Fast Food with drive-thru			*** Evaluation of the future office expansion above the retail space will requanalysis and accomodation of adequate veinicle parking			
Lot 6	Second floor Specialty Retail	43	43		19	45	-			
	Upper level Subtotal	161	185	Tire Store Upper level Subtotal	36 154	43 185	***There are 123 vehicle stalls provided in the "upper level" area			
	Discount Grocery_	57	94	Discount Grocery	57	94	the all 120 totaled stalls provided in the upper level, area			
	Total	217	279	Total	210	279	-			
Trip Generation	Afternoon Peak Hour Trips must be less by Strand	than Cap es	tablished	No change is proposed						
Floor Area Ratio (FAR) (ratio of GFA to Lot Area)	0.25	to	0.28	No change is proposed						
	Con	nparison	of Propos	sed CDP Amendment and P	roposed S	Site Plan				
	CDP			Site Plan			7			
Open Space				Olte Fiall						
Total Site Area		Req'd 20% On-lot	Overall 35%	As shown on proposed						
		Minimum	Maximum	<u>Site Plan</u>			1			
Lots 3, 4, and 6 209,337 Square Feet		41,867	73,268	50,869	24.30%		No Additional Open Space is required off-site			
<u>Parking</u>	<u>Use</u>	<u>Minimum</u>	Maximum	As shown on proposed						
Lots 3, 4 and Upper Level	42 400 CE of Consists Detail and			<u>Site Plan</u>			1			
Lot 6	43,400 SF of Specially Retail and potential future upper level office	154	185	123			*** Evaluation of the future office expansion above the retail space will requ			
	3,000 SF Fast Food						analysis and accomodation of adequate veihicle parking			
Trip Generation			•							
·	Traffic Generation Caps set t	y Strand Rep	port	CDP Planning Parcels including I	Proposed Site	Pian				
	PM:	eak Hour Tri	ips		eak Hour Trip					
CDP Planning Parcel 200		594		EWI		_	[			
Includes Lots 3 & 4					465		Traffic projections are less than CDP Cap due to change in uses and GFA			
CDP Planning Parcel 800 & 900 Includes Lot 6		742			718		0			
	μ <u></u>									
Floor Area Ratio (FAR)										
							FAR does not exceed range set in CDP			

Rec'd 4/11/11e-mail from J. Bricken